



**Brook House, 54A Cowley Mill  
Road  
Uxbridge  
UB8 2FX**

**BESPOKE MANAGED OFFICES**

*The flexible future of medium term office  
Space for business.*



## THE OFFICE

Individually alarmed offices and meeting rooms in secure premises with ample parking. The building has been extensively refurbished to provide modern furnished and spacious offices which benefit from natural light and a central reception area housed in a spectacular glass atrium.



## THE LOCATION

Situated on Cowley Mill Road, linking directly to St Johns Road, giving direct access to Uxbridge Town Centre, which is within close proximity.

The A4020 Oxford Road in turn, gives direct access to Junction 1 of the M4 as well as the A40 Western Avenue linking directly to Central London. The M40 in turn, links to the M25, M4 and a wider motorway network.

## NEAREST TUBE

Uxbridge





## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Private Office	2,000	4 to 50	£250	12/36 Months		

### Benefits of a Managed Office?

- Bespoke Design & Specification with customised Branding, Culture & Workspace.
- Built and fitted-out according to business needs and budget.
- Low upfront capex with everything included in a fixed monthly payment.
- Short Form Lease/Licence – Reduced Legals.
- Flexible lease terms for SME Office Space.
- Move in within as little as 4-6 weeks.
- Suitable for any requirement of 18 months+

### Property Highlights

- Contemporary Reception Area
- Meeting and Boardrooms
- Highspeed Broadband & VOIP Telephony
- Excellent Natural Light throughout



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



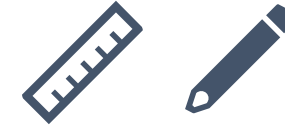
MINIMAL LEGAL



SPEED TO MARKET



OWN YOUR OWN SPACE



BESPOKE/BRANDED DESIGN



QUALITY ASSURED



BESPOKE COMMUNICATIONS



25% LESS THAN SERVICED



PROCURED EFFICIENCY



MOVE IN SERVICE\*



### VIEW

We will source and collate your viewing schedule based on your location and office requirements.

Select from a “blank canvas” from the spaces available in our network.



### BESPOKE DESIGN

Along with the Office Provider we will assist you to identify a final design brief to match your requirements, branding, IT specifications and company identity/culture.

Often we will use VR & CGI to help visualise this process.



### AGREE TERMS

Working with you to negotiate the best terms for you; including: Commercial value, Length of Term, Flexibility on Contract Breaks.

If necessary or required ad hoc services tailored to your needs or requirements.



### FIT OUT

Following agreeing terms and deposits paid. The space is refurbished and fitted out to your requirements.

Often the space will be completed and ready to move in within 4-8 weeks



### FULLY MANAGED

A Dedicated facilities Management team will manage the day to day delivery of your office services.

To include, but not exclusively, IT, HVAC Services, Cleaning & Security, which can all evolve as and when your needs change.

## THE MANAGED OFFICE SEARCH PROCESS



# CONTACT US

## LONDON OFFICE

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## LEEDS OFFICE

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